153.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	833,000 / 833,000
					USE VALUE:	833,000 / 833,000
					ASSESSED:	833,000 / 833,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BALDWIN CLINTON T
Owner 2:	BALDWIN LORRAINE
Owner 3:	
Street 1:	80 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,854 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Vinyl Exterior and 1759 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5854.000	353,100	3,400	476,500	833,000
Total Card	0.134	353,100	3,400	476,500	833,000
Total Parcel	0.134	353,100	3,400	476,500	833,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.56 | /Parcel: 473.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101598

GIS Ref

GIS Ref

Insp Date 04/19/18

!12000!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,100	3400	5,854.	476,500	833,000	833,000	Year End Roll	12/18/2019
2019	101	FV	298,400	3400	5,854.	446,700	748,500	748,500	Year End Roll	1/3/2019
2018	101	FV	298,400	3700	5,854.	369,300	671,400	671,400	Year End Roll	12/20/2017
2017	101	FV	298,400	3700	5,854.	339,500	641,600	641,600	Year End Roll	1/3/2017
2016	101	FV	298,400	3700	5,854.	309,700	611,800	611,800	Year End	1/4/2016
2015	101	FV	264,300	3700	5,854.	303,800	571,800	571,800	Year End Roll	12/11/2014
2014	101	FV	264,300	3700	5,854.	282,300	550,300	550,300	Year End Roll	12/16/2013
2013	101	FV	264,300	3700	5,854.	268,600	536,600	536,600		12/13/2012

PRINT

Date	Time
12/11/20	02:07:21

LAST REV

Date	Time
05/07/18	09:40:07
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12000

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRINGTON MARY	1156-34		5/30/1996		257,000	No	No		Y

USER DEFINED

Prior Id # 1:	101598
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	372	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
7/20/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5854		Sq. Ft.	Site		0	80.	1.02	9									476,497						476,500	

Total AC/HA: 0.13439 | Total SF/SM: 5854 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 476,497 | Spl Credit | Total: 476,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.31287873
Const Adj.:	0.99138588
Adj $ / SQ:	162.696
Other Features:	68750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	433748
Depreciation:	80677
Depreciated Total:	353071

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

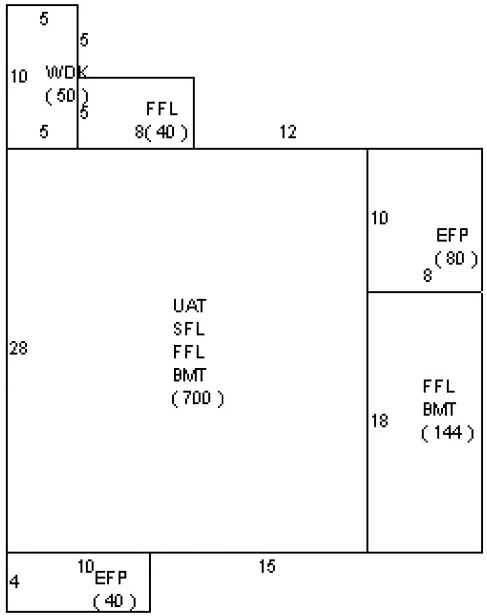
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	178.97
Special Features:	0	Val/Su Net:	127.34
Final Total:	353100	Val/Su SzAd	222.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	162.700	143,823
BMT	Basement	844	48.810	41,195
SFL	Second Floor	700	162.700	113,887
UAT	Upper Attic	175	113.890	19,930
EFP	Enclos Porch	120	49.480	5,938
WDK	Deck	50	15.860	793

Net Sketched Area:	2,773			Total:	325,566
Size Ad	1584	Gross Are	3298	FinArea	1759

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 153.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:	
				Total:	3,400